

January 23, 2003

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**SUB-PLAN AMENDMENT CASE NO. 96-044-(5)
ZONE CHANGE CASE NO. 96-044-(5)
CONDITIONAL USE PERMIT 96-044-(5)
OAK TREE PERMIT 96-044-(5)
TENTATIVE TRACT MAP 48086-(5)
PETITIONER: VALLEY CANYON PARTNERS
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CALIFORNIA 91302-1589
SOLEDAD ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Certify that the final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the final Environmental Impact Report prior to approving the project; adopt the mitigation monitoring program incorporated in the Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; determine that the remaining significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project as outlined in the attached Environmental Findings of fact and Statement of Overriding Considerations, which findings and statement are incorporated herein by reference.

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2. Adopt the attached resolution amending the Los Angeles Countywide General Plan and the Santa Clarita Valley Area Plan (Sub-Plan Amendment No. 96-044-(5)) as recommended by the Regional Planning Commission.
3. Direct County Counsel to return with an ordinance to change zones within the Soledad Zoned District as recommended by the Regional Planning Commission (Zone Change No. 96-044-(5)).
4. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit 96-044-(5), Oak Tree Permit 96-044-(5) and Vesting Tentative Tract Map 48086.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the Countywide General Plan and the Santa Clarita Valley Area Plan Land Use Policy map to reflect current conditions for the Santa Clarita Valley.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Countywide General Plan and the Santa Clarita Valley Area Plan.

Implementation of Strategic Plan Goals

This sub-plan amendment, zone change, conditional use permit, oak tree permit and vesting tentative tract map promote the County's Strategic Plan goal of fiscal integrity. The project will include public infrastructure including roads, and a proposed fire station and sheriff sub-station.

This sub-plan amendment, zone change, conditional use permit, oak tree permit and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of additional housing. A total of 542 single-family residences will be created.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change, adoption of the amendment to the Countywide and Santa Clarita Valley Area Plan, and approval of the conditional use permit, oak tree permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed plan amendment will update the Countywide and Santa Clarita Valley Area Plan Land Use Policy maps to reflect the most current conditions in the area and create consistency with the land use designations of adjacent properties. This ensures that the Countywide General Plan and Santa Clarita Valley Area Plan will continue to serve as a current reflection of the goals and policies of the County.

The Regional Planning Commission conducted concurrent public hearings on Sub-Plan Amendment, Zone Change, Conditional Use Permit, Oak Tree Permit Case Nos. 96-044-(5) and Vesting Tentative Tract Map 48086-(5) on October 18, 2000. The requests before the Commission were: 1) an amendment to the Countywide General Plan from R- Non-Urban to 1- Low Density Residential on 161.9 acres, 2) an amendment to the Santa Clarita Valley Area Plan from N2- Non Urban 2 to U1- Urban 1 on 161.9 acres, 3) a zone change from the existing A-2-2 to R-1-6,000 on 46.3 acres; to R-1-7,000 on 68.5 acres; to R-1-8,000 on 7.2 acres; to R-1-10,000 on 41.9 acres; to R-1-15,000 on 27.5 acres; and to R-1-20,000 on 23.8 acres; 4) a conditional use permit to authorize a density controlled development and to ensure compliance with hillside management design criteria, 5) an Oak Tree Permit to authorize removal of 4 oak trees and 6) Vesting Tentative Tract Map 48086-(5) to create 542 single family lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots. The Regional Planning Commission voted to recommend approval of the requested sub-plan amendment and zone change and to approve the conditional use permit, oak tree permit, and vesting tentative tract map at their November 14, 2001 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit, oak tree permit and vesting tentative tract map are deemed to be called for review by your Board and shall be considered concurrently with the recommended sub-plan amendment and zone change. A public hearing is required pursuant to Section 22.16.200 and Section 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The proposed sub-plan amendment, zone change, conditional use permit, oak tree permit and tentative tract map will have a significant effect on the environment. The initial study

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for the project identified potential impacts in the following 17 areas: geotechnical, fire hazard, air quality, visual resources, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, and recreation. An Environmental Impact Report was prepared for the project in accordance with the California Environmental Quality Act (Code Section 21000). The EIR concludes that 14 of the 17 areas of concern can be mitigated to less than significant levels. The EIR further concludes that potential air quality impacts are significant, potential biological impacts are significant, and potential impacts on visual resources are significant. In addition, a Supplemental EIR was prepared to re-analyze potential project impacts using updated methodology related to traffic and inclusion of water supply verification documents required by state laws SB610 and SB221. Approval of the project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts to air quality, biological resources and visual resources.

IMPACT ON CURRENT SERVICES OR (OR PROJECTS)

Action on the proposed sub-plan amendment and zone change is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Frank Meneses, Acting Administrator
Current Planning Division

FM:EF:ef

Attachments: Commission Resolution, Legal Descriptions, Commission Findings & Conditions, Commission Staff Report & Attachments, Zone Change Map, Plan Amendment Maps, Tentative Tract Map, EIR

C: Chief Administrative Officer
County Counsel

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Assessor
Director, Department of Public Works